

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

54 NORTH AVENUE BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,525,000

&

\$1,585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,680,000

Property type

House

Suburb

Bentleigh

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

19A PATTERSON ROAD BENTLEIGH VIC 3204	\$1,545,000	26-May-23
32B RAILWAY CRESCENT BENTLEIGH VIC 3204	\$1,630,000	25-May-23
4/14A GLENIFFER AVENUE BRIGHTON EAST VIC 3187	\$1,525,000	23-Mar-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 August 2023

**19A PATTERSON ROAD
BENTLEIGH VIC 3204**

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Sold Price **\$1,545,000** Sold Date **26-May-23**Distance **0.62km****32B RAILWAY CRESCENT
BENTLEIGH VIC 3204**

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Sold Price **\$1,630,000** Sold Date **25-May-23**Distance **0.35km****4/14A GLENIFFER AVENUE
BRIGHTON EAST VIC 3187**

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Sold Price **\$1,525,000** Sold Date **23-Mar-23**Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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